

5 Pettycroft
Ruardean GL17 9XH

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Ruardean GL17 9XH

£560,000

Steve Gooch Estate Agents are delighted to offer for sale this CHARMING AND CHARACTERFUL FOUR-BEDROOM PERIOD COTTAGE, set within BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS EXTENDING TO APPROXIMATELY ONE THIRD OF AN ACRE. This delightful family home offers SPACIOUS AND VERSATILE ACCOMMODATION, combining period charm with practical family living. The ground floor comprises an entrance hall, inner hallway, GENEROUS FRONT-TO-BACK LOUNGE/DINER, dining room/snug, kitchen, utility room and cloakroom. To the first floor are FOUR WELL-PROPORTIONED BEDROOMS, including a PRINCIPAL BEDROOM WITH EN-SUITE, together with a family bathroom. Externally, the property is complemented by BEAUTIFULLY MAINTAINED ENCLOSED GARDENS, a DETACHED DOUBLE GARAGE and AMPLE OFF-ROAD PARKING, offering a wonderful balance of indoor and outdoor space, ideal for family living.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the northern part of the Forest of Dean, approximately 14 miles (22.5 kms) west of the cathedral city of Gloucester.

The village offers a range of village amenities including a shop, primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized throughout the year.

The village has a rich mining heritage, with coal mining being a significant part of its history. While the mining industry has declined, Ruardean still retains remnants of its industrial past, including old mine workings and mining-related structures.

Ruardean's location within the Forest of Dean allows residents to enjoy the natural beauty and tranquillity of the area. The forest provides opportunities for wildlife spotting, nature walks, and exploring the scenic landscapes.





The property is accessed via a porch area with ceiling light and composite front door with obscure glazed leaded panels inset. This leads into the:

ENTRANCE PORCH
8'08 x 3'10 (2.64m x 1.17m)
Ceiling light, coving, tiled flooring, single radiator, front aspect upvc lead light double glazed window, glazed panel timber door giving access into:

INNER HALL
Stairs leading to the first floor, ceiling light, central heating thermostat controls, single radiator, solid timber doors giving access into:

LOUNGE/DINING ROOM
24'02 x 12'02 (7.37m x 3.71m)
Lounge- Feature brick fireplace with stone hearth, wooden lintel over, multi fuel stove inset, ceiling light, coving, two radiators, dado rail, power points, tv point, front aspect upvc lead light bay style window overlooking the front garden, side aspect lead light upvc window overlooking the driveway.

Dining Area- Ceiling light, coving, radiator, power points, dado rail, alcove cupboard with arch shaped glazed panel doors, drawer and cupboard beneath, side aspect upvc double glazed window overlooking the patio, timber glazed panel door giving access into the:

UTILITY
13'07 x 7'09 (4.14m x 2.36m)
Ceiling light, coving, access to roof space, belfast style sink with mixer tap over, square edge worktops, range of base and wall mounted units, wall mounted display cabinet, space for washing machine, space for tumble dryer, power points, tiled flooring, double radiator, Worcester oil fired central heating and domestic hot water boiler, rear aspect upvc double glazed window overlooking the garden, side aspect upvc glazed panel door opening onto the patio.

From the lounge, door leads into an inner hallway, ceiling light, archway opening into dining room/snug, wooden plank thumb latch door giving access into:

CLOAKROOM
White suite with concealed cistern w.c, wash hand basin with monobloc mixer tap over, vanity cupboard beneath, wet board surround, ceiling light, electrical consumer unit, dado rail, single radiator, wood effect flooring, exposed timber skirting boards, rear aspect upvc obscure double glazed window.







DINING ROOM/SNUG
15'10 x 8'10 (4.83m x 2.69m)
Ceiling light, coving, single radiator, power points, pair of rear aspect upvc double glazed French doors opening onto the patio with views over the garden, glazed panel timber door giving access into:

KITCHEN
15'03 x 5'02 (4.65m x 1.57m)
Single bowl, single drainer sink unit with mixer tap over, range of base and wall mounted units, tiled surrounds, rolled edge worktops, island unit with pop up power socket, range of cupboard and drawers, rangemaster cooker with gas & electric hobs, two electric ovens, space for freestanding fridge/freezer, integrated dishwasher, two directional ceiling light rails, coving, tiled flooring, ample power points, double radiator, front aspect upvc leaded window overlooking the front garden, rear aspect upvc double glazed window overlooking the rear garden, rear aspect upvc stable-style double glazed door with glazed panel to top.

From the inner hallway, stairs lead up to the first floor:

LANDING
Ceiling lights, two access points to roof space, solid timber doors giving access into:

BEDROOM ONE
15'01 max x 15'03 max (4.60m max x 4.65m max)
Ceiling lights, access to roof space, coving, range of built-in wardrobes with hanging and shelving options, power points, double radiator, front aspect upvc leaded double glazed window, rear aspect upvc double glazed window overlooking the rear garden, solid timber door giving access into:

ENSUITE SHOWER ROOM
6'02 x 4'06 (1.88m x 1.37m)
White suite with close coupled w.c, pedestal wash hand basin with monobloc mixer tap over, quadrant shower cubicle with mains fed shower fitted, inset ceiling spots, extractor fan, fully tiled walls, heated towel radiator, rear aspect upvc obscure glazed window.

BEDROOM TWO
12'03 x 12'01 (3.73m x 3.68m)
Ceiling light, coving, single radiator, power points, front aspect upvc leaded double glazed window.

BEDROOM THREE
12'04 x 12'04 (3.76m x 3.76m)
Ceiling light, coving, single radiator, power points, timber window ledge, rear aspect double glazed window overlooking the garden.

BEDROOM FOUR
9'04 x 7'07 (2.84m x 2.31m)
Ceiling light, coving, pair of double doors giving access to over stairs storage cupboard, power points, single radiator, front aspect upvc leaded double glazed window.















FAMILY BATHROOM

11'09 x 4'11 (3.58m x 1.50m)

White suite with roll top claw-footed freestanding bath, mixer tap and shower attachment fitted over, pedestal wash hand basin, close coupled w.c, half tile walls, tiled flooring, heated towel radiator, inset ceiling spots, directional ceiling light, ceiling fan, large rear aspect upvc obscure double glazed window.

DETACHED DOUBLE GARAGE & PARKING

20'02 x 16'04 (6.15m x 4.98m)

Accessed via a pair of roller shutter doors, power points, lighting, consumer unit, boarded eaves storage space, side aspect upvc double glazed window.
Driveway provides parking for around four to five vehicles

OUTSIDE

The front garden is enclosed by stone walling with wrought-iron railings above, with a matching wrought-iron gate giving access to the front door. Designed for low maintenance, the garden is laid to gravel with small trees and shrubs, and offers access to both sides of the property. A gravelled apron provides access to a metal gate leading to the driveway, partially enclosed by mature hedging.

The rear garden boasts a generous Indian sandstone patio seating area with a water feature, steps descending to lawned sections, and a potting shed attached to the rear of the garage. There is also an oil storage tank, various garden sheds, a feature well, established trees, shrubs and bushes, and a pergola. Further benefits include outside lighting and an external tap.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump hill and upon reaching the traffic light at Nailbridge, turn right signposted to Ruardean. Proceed up through the village, passing the church. Take the next turning left into School Road. Follow along, filtering right just after the school, continuing along until it becomes Kingsway Lane. Proceed to the top, taking the 90 degree left hand bend into Pettycroft. The property can be found after a short distance on the right hand side.

SERVICES

Mains water, drainage, electricity. Oil

WATER RATES

Severn Trent Water authority

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.



PROPERTY SURVEYS

We have association with Qualified Property Surveyors offering a range of professional services for buyers and sellers.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)









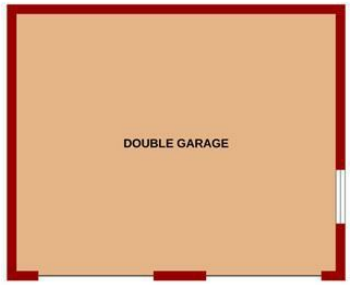








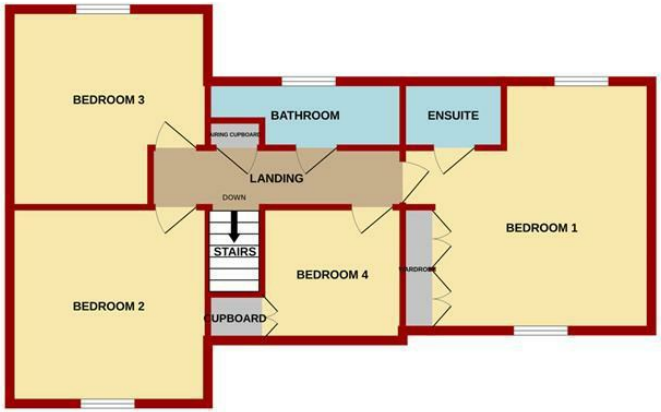
GARAGE



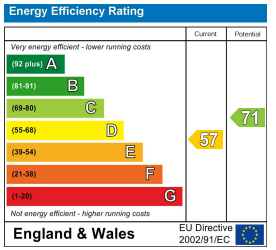
GROUND FLOOR

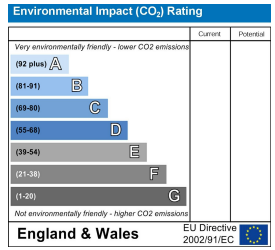


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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